



102 Stanton House

Coxhill Way | Aylesbury | Buckinghamshire | HP21 8FQ



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Williams Properties are pleased to welcome to the market this attractive two bedroom apartment within walking distance to all of Aylesbury's amenities and leisure facilities. The property is in immaculate order throughout and comprises of an open plan living/dining area, two bedrooms, an en suite and bathroom. Outside, there is one allocated parking space. Only a short walk from Aylesbury town centre and mainline train station, viewing is advised on this ideal first purchase or buy to let investment.

Guide price £212,500

- Two Bedrooms
- Town Centre Location
- Close to All Amenities
- Ground Floor Flat
- Bathroom and En Suite
- Allocated Parking

Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band

Lease Details

The vendor has advised of the following:

Length of Lease - TBC

Lease Remaining - TBC

Ground rent - TBC

Service Charge - TBC

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hall consisting of carpeted flooring, a pendant light to the ceiling and doors to both bedrooms, a bathroom, open plan lounge/diner, airing and storage cupboard.



The property is in excellent order throughout and is within walking distance of all amenities including the mainline train station with direct services into London Marylebone, making it ideal for a commuter or buy to let investor.



Lounge/Diner

The Lounge/Diner is consisting of sliding doors to the rear aspect, an electric wall mounted heater, carpet laid to floor, two pendant lights to ceiling and space for a sofa set, dining table and other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units including an inset sink unit with mixer tap and draining board, an inset electric hob, oven and overhead extractor fan, dishwasher and fridge/freezer. Spotlights to ceiling, tiled flooring and under cabinet lighting.

Bedroom

This bedroom consists of carpet laid to floor, a pendant light fitting to ceiling, a window to the rear aspect, a door to the en suite and a fitted inset wardrobe. Space for a double bed and other bedroom furniture.

En Suite

This en suite is partially tiled to splash sensitive areas and comprises a low level wc, a hand wash basin with a mixer tap and an enclosed shower cubicle. Heated towel rail, spotlights to ceiling and tiled flooring.

Bedroom

This bedroom consists of carpet laid to floor, a pendant light to the ceiling, a window to the rear aspect and space for a double bed and other bedroom furniture.

Bathroom

This Bathroom is comprised of a low level wc, a hand wash basin with a mixer tap, a panelled bathtub with shower attachment and mixer tap, tiling to splash sensitive areas, wood effect flooring and spotlights to the ceiling.

Parking

There is one allocated parking space nearby.

Lease Details

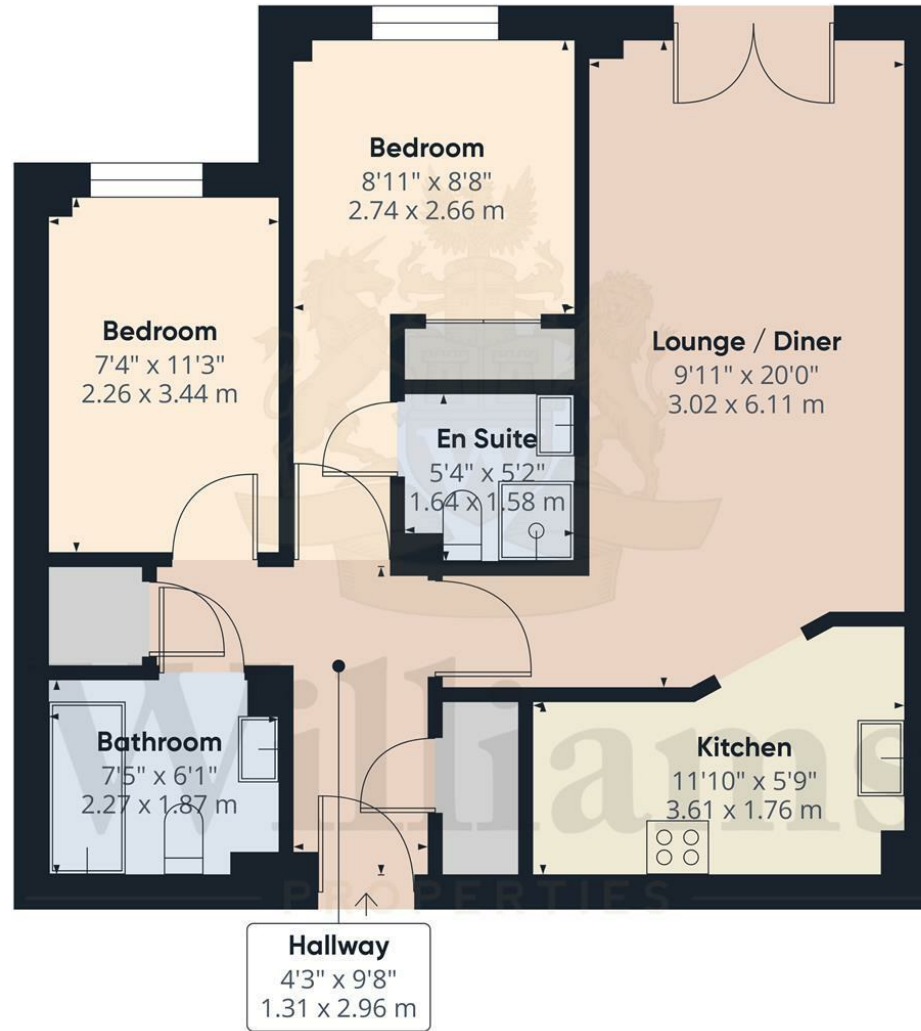
The vendor has advised of the following:
Length of Lease - 999 Years
Lease Remaining - 978 Years
Ground rent - £371
Service Charge - £1,658

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(02-10) A		
(81-91) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-80) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
625.07 ft²
58.07 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.